



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

87150-(5)

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No.18108  
Conditional Use Permit No. 87150 and 87360  
Oak Tree Permit No. 200700022  
Environmental Assessment No. 87150  
SCH No.: Pending

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Newhall Land and Farming (Sandy Sanchez)

**MAP/EXHIBIT  
DATE:**

10-21-15

**SCM REPORT  
DATE:**

11-19-15

**SCM DATE:**

12-3-15

**PROJECT OVERVIEW**

(See previous report for detailed project description and background)

Subdivision: To create 74 lots, including: 25 industrial lots, 25 open space lots, 18 commercial lots, 3 water quality lots, 1 parking lot, 1 utility lot, and 1 debris basin lot on 591 gross acres.

CUP: To authorize a conditional use permit for grading in excess of 100,000 cubic yards which exceeds the grading maximum in CUP 87-360; construction of supporting infrastructure including a water tank; and modification of the Castaic Community Standards District development standards.

Oak Tree Permit: To authorize removal of 33 oak trees (1 heritage).

**MAP STAGE**

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐  
Exhibit %A+

Modification to : ☐  
Recorded Map

Other: ☐

**MAP STATUS**

Initial: ☐

1<sup>st</sup> Revision: ☐

2<sup>nd</sup> Revision: ☐

8<sup>th</sup> Revision (requires a fee): ☒

**LOCATION**

West of the Old Road and I-5, north of Henry Mayo Drive/SR 126, east of Val Verde community, and south of Hasley Canyon community

**ACCESS**

Franklin Parkway to the west, southwest and central, Hancock Parkway to the east and southeast, and Commerce Center Drive central

**ASSESSORS PARCEL NUMBER(S)**

2866-001-001, 2866-002-007, 045, 052, 061

3271-001-038, 3271-002-017, 038

3271-030-084, 085, 086, 087, 089, 090

**SITE AREA**

Gross: 591.2

Net: 576.0

**GENERAL PLAN / LOCAL PLAN**

2012 Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

IO (Industrial/Office)

**ZONE**

M-1.5-DP(Restricted Heavy Manufacturing-Development Program)

**CSD**

Castaic Area CSD and Castaic Creek subarea

**PROPOSED UNITS  
(DU)**

N/A

**MAX DENSITY/UNITS  
(DU)**

N/A

**GRADING, CUBIC YARDS  
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

4.48 million cy cut, 4.03 million cy fill

451,000 net cy cut for offsite transport

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending determination.

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**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213)-974-4813 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required: ☒

Reschedule for Subdivision Committee Meeting: ☒

Exhibit Map/Exhibit A+Revision Required: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Revised Application Required: ☒

Other Holds (see below): ☒

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear ☐ Hold ☒

1. Pending completion of staff review for plan consistency.

Castaic CSD Zoning:

Clear ☐ Hold ☒

2. Provide specific itemized modifications requested to Castaic CSD development standards.
3. Obtain documented input from Santa Clarita Valley Trails Advisory Committee as required by Castaic CSD regarding public and private trails proposed.

Tentative Map:

Clear ☐ Hold ☒ Please revise the following:

Cover Sheet (C-300):

4. **(NEW)** Correct the lot totals, and add a line showing the total number of lots at the bottom of the table summaries.
5. **(NEW)** Add total project building square footage at the bottom of the table summaries.
6. **(NEW)** Indicate intent to be considered under the old plan or the new plan, and add a general note to such effect.
7. Add all entitlement request descriptions, listing all entitlements by Case No.
8. Indicate where grading export to be transported.
9. Add Sheet No. Column to Table (between Planning Sub-area and Lot Numbers columns).
10. Map PAs and phase maps should be kept in sequence. Change 18108-07 to 18108-06 throughout or make it 18108-06/07 if -06 was eliminated and 07 reference is needed for other planning purposes.

Other Requirements:

11. Provide verification where applicable of all external map improvements access authorization prior to tentative map clearance.
12. If required by DPW, depict driveway entryway location off of streets for all lots proposed for development.
13. Provide separate Open Space Exhibit (11x17 is ok) with a table that includes the following:
  - Lot lines and named types of OS
  - Undeveloped/ Natural
  - Developed (landscape, slope, drainage, etc.)
  - Trails and bike paths

- Individual lot acreage and total OS acreage

Exhibit Map/Exhibit %A+

Clear ☐ Hold ☒ Please revise the following:

Global (all applicable sheets):

14. All buildings nearest front property line at street ROW to provide minimum of a 40-foot setback from property line and 65-foot setback from Commerce Center Drive (see Condition No. 34 of CUP 87360).
15. **(NEW)** Continued from above-- For example, Lots 5, 6 and 8 shown on Sheet C-302-- buildings do not appear to meet the CUP setback requirements.

Parking (Globally . all applicable sheets):

16. Lots requiring shared parking to meet lot-level parking requirements require filing of a Parking Permit and require shared parking agreements.
17. In addition to required shared parking agreements, reciprocal access covenant(s) for use of shared common driveways is required.
18. Surface parking lot areas require minimum 2% parking area coverage by landscaping evenly distributed and 10% lot coverage on Commercial lots. Proposed conceptual landscaping plan depicts only perimeter landscaping. Add evenly-distributed landscaping to interior of larger parking areas (Lots 2, 7-10, 12, 19, 33, 39, and 47).
19. **(NEW)** Label all proposed landscaping areas on each lot & sheet, and add a landscaping area and % calculation to the parking table on each sheet.
20. **(NEW)** Remove parking table rows that are not depicted on the plan sheet. (For example, Sheet C-302 parking table includes Lots 17-19 but those lots are not shown on C-302.) If necessary, provide a separate parking table for each planning area (PA).
21. Parking ratio column to reference Code requirement for subject use. Additional included in parking provided.
22. Commercial Parking in Tables to be listed as either Commercial/Office (2.5/1000) or Commercial/Retail (4/1000).
23. **(UPDATED)** Loading areas to be depicted on **all** sheets (**see C-302 and C-303; missing loading areas**) and included in a column in parking tables for all industrial and commercial planning areas per code (22.52.1084).
24. **(NEW)** Why do some lots (ex: 1, 24, 27, 58) have no HC parking provided?

Sheet C-300:

25. Include legend for subdivision boundary, lot lines, PA boundaries, and existing/proposed roads.
26. Add Net Area to Project Summary.
27. Add Entitlements Requested Summary after Project Summary.

**(NEW)** Sheet C-301:

28. Depict all improvements (building and parking, etc.) located within Lot 1A.
29. Consider a bike path realignment/relocation from The Old Road to Hancock Parkway.

**(NEW)** Sheet C-303:

30. Label the structure shown on Lot 18.

**(NEW)** Sheet C-306:

31. Recommend using more natural-contoured grading for the proposed terrace drain.

Conceptual Landscaping Plan:

32. See HDO comments and code references below.

Conditional Use Permit:

Clear ☐ Hold ☒

33. Pending CUP Draft Conditions.

Parking Permit:

Clear ☐ Hold ☒

34. Parking Permit required for shared parking between lots or revise parking to be self-contained within lots.
35. Parking Permit Conditions require shared parking covenants between lots.
36. Revise parking and tables as indicated by Exhibit Map comments and include calling out of where shared parking is from and to.
37. Provide a single comprehensive shared parking exhibit for lots sharing parking, for the Parking Permit.

Oak Tree Permit:

Clear ☐ Hold ☒

38. Provide revised Oak Tree Report if changes to previous are proposed.

Environmental Determination:

Clear ☐ Hold ☒

39. Pending Determination.

Healthy Design Ordinance (%HDO+):

Clear ☐ Hold ☒

40. **(UPDATED)** Depict outdoor **employee bike** amenity locations on the Exhibit ~~%A~~ and provide sample layouts of **employee bike** amenity spaces in a planning design addendum (e.g. within Planning Notebook).
41. Provide a whole-site, one page pedestrian/equestrian/bicycle trail and route exhibit (11X17 is sufficient).
42. Incorporate HDO updates to Title 21 and Title 22 requirements and related:
  - Sections 21.16.015. A,B (added bicycle and other provisions); 21.24.065 (standard cross-sections); and 21.40.040 No. 26 apply (added bicycle and other provisions).
  - **(UPDATED)** Updates to Sections 21.32.160 (street trees), 170 (planting strips), 180 (sidewalks); 22.52.1060.E (parking landscaping): Incorporate **the above** measures in the master conceptual landscaping plan along PROWs, private drives, pedestrian ways, worker common areas, graded & ungraded open spaces, parking areas according to these updated Code provisions.

Administrative/Other:

Clear ☐ Hold ☒

43. Update applications as applicable (CUP No., additional 2 APNs, modifications requested detail explanations in burden of proof, other as applicable from above comments).
44. Commit to either proposed or alternative or propose second VTPM map depicting alternative.
45. Provide Planning Notebook depicting typical floor plans and elevations for all proposed structures and optional layouts/facilities for worker outdoor amenity locations.

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## RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Nine (9) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)

- *Any other additional materials requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*

Prepared by: Jodie Sackett, 12/1/15